

**THE DEPARTMENT of COMMUNITY PLANNING & DEVELOPMENT**  
City Hall, Lynchburg, VA 24504 434-455-3900

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To: Planning Commission  
From: Planning Division  
Date: August 11, 2004  
RE: (1) **PUBLIC RIGHTS-OF-WAY DEDICATIONS REQUEST – GARBO DRIVE AND  
EXTENSION OF DUNCRAIG DRIVE**  
(2) **PRIVATE STREET NAMINGS REQUEST – “BLENHEIM DRIVE” AND “MARGATE  
DRIVE”**  
(3) **PUBLIC STREET NAMING REQUEST – “GARBO DRIVE”**

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**SUMMARY** Jamerson Company is requesting approval of (1) two public rights-of-way dedications; (2) two new private street names; and (3) one new public street name for the *Northwynd Village & Northwynd Towers* project off Northwynd Circle. The development will be served by the existing Northwynd Circle and also will be served by an extension of Duncraig Drive, two new private streets that would be named “Blenheim Drive” and “Margate Drive” and a new public street that would be named “Garbo Drive.” City Council approved the rezoning for this property on April 8, 1997 and a conditional use permit for a Traditional Neighborhood Development on July 14, 1998.

The Planning Division recommends approval of the street dedications, the private street names and the public street name.

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**REQUIRED ACTION**

Consideration of the Planning Division’s recommendation.

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**BACKGROUND**

Mr. Neil Wright, Hurt & Proffitt, Inc., represents Jamerson Company.

Two new public rights-of-way dedications and one public street name are proposed. (1) Duncraig Drive, with 50’ right-of-way, will extend from the cul-de-sac in a northeasterly direction approximately 400’ to Northwynd Circle. (2) A new public street to be named “Garbo Drive,” with 50’ right-of-way, will extend from the new extension of Duncraig Drive in an easterly direction approximately 200’ to Northwynd Circle.

Two existing private streets are proposed to be named. (1) “Blenheim Drive” will extend from Northwynd Circle in a westerly direction to Margate Drive. (2) “Margate Drive” will extend from Northwynd Circle in a northwesterly direction to connect back into the northern portion of Northwynd Circle.

A homeowner’s association will be responsible for maintaining the private streets.

Section 35.105 of the Lynchburg City Code states that “...all streets dedicated or private...may be assigned a name provided that a name assignment has been requested by the property owners on said street, and provided further that the Planning Commission deems the petitioned street of sufficient significance to warrant naming.”

Section 35.111 of the Lynchburg City Code states that “proposed street names will be reviewed by the City Technical Review Committee, Planning Commission, and City Council, with the final decision resting with Council.”

**TECHNICAL REVIEW COMMITTEE**

Technical Review Committee (TRC) Members--the Traffic Engineer and the Fire Marshal--reviewed the request and had no concerns with the proposed public and private street namings. The Emergency

Communications Administrator and the Lynchburg Post Office Customer Services Manager also found that the proposed street names do not conflict with any existing street names.

**PLANNING DIVISION RECOMMENDATION**

Based on the preceding information and analysis, the Planning Division recommends the following:

That the Planning Commission recommends to City Council approval of (1) the public rights-of-way dedications of the extension of Duncraig Drive and Garbo Drive; (2) two new private street names of "Blenheim Drive" and "Margate Drive;" and (3) one new public street name of "Garbo Drive" to serve the *Northwynd Village & Northwynd Towers* project off Northwynd Circle, as shown on a plat entitled "Proposed Road Names for Northwynd Village & Northwynd Towers, by Hurt & Proffitt, Inc., dated July 27, 2004. The dedications of the extension of Duncraig Drive and Garbo Drive for proposed public streets are to be constructed in substantial compliance with the plat, and their acceptance as public streets is contingent on Jamerson Company filing a properly executed subdivision plat to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the streets in accordance with City standards. The failure to fully comply with these conditions shall render the City's acceptance of the extension of Duncraig Drive and Garbo Drive as public streets null and void.

This matter is hereby offered for your consideration.

William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Mr. Walter C. Erwin, City Attorney  
Ms. Rachel O. Flynn, Director of Community Planning & Development  
Mr. Bruce A. McNabb, Director of Public Works  
Mr. Robert D. Dejarnette, Fire Marshal  
Ms. J. Lee Newland, City Engineer  
Mr. Gerry L. Harter, Traffic Engineer  
Mr. Robert Drane, Building Official  
Mr. Arthur L. Tolley, Zoning Official  
Mr. Robert S. Fowler, Zoning Official  
Mr. Neil Wright, Hurt & Proffitt, Inc., Representative